

## **Central Exchange Building**

### **773– 785 University Avenue, St. Paul, MN**

- Revitalizing 4 vacant and blighted mixed use commercial buildings on 18,300 ft<sup>2</sup> of land ---
  - 773-777 University: 9,760 ft<sup>2</sup>
  - 783-785 University: 8,540 ft<sup>2</sup>
- Site currently zoned B3: General Commercial
- At least 4,500 ft<sup>2</sup> of commercial space on the ground floor with the option to increase
- Commercial uses may include office or classroom space
- Two floors of living space above commercial, consisting of 24-30 one and two-bedroom units
- Courtyard and entrance plaza will provide green space and public area
- Surface parking available in the rear
- Within ½ mile of the Victoria LRT Stop
- Also located mid-way between Lexington Avenue (LRT stop) and Dale Street (LRT stop). These two stops are major stops for north/south traffic
- On #16 bus route between Minneapolis and St. Paul. Met Council to add bus traveling north/south on Victoria
- This project conforms to the Central Corridor Development Strategy and Thomas-Dale Small Area Plan